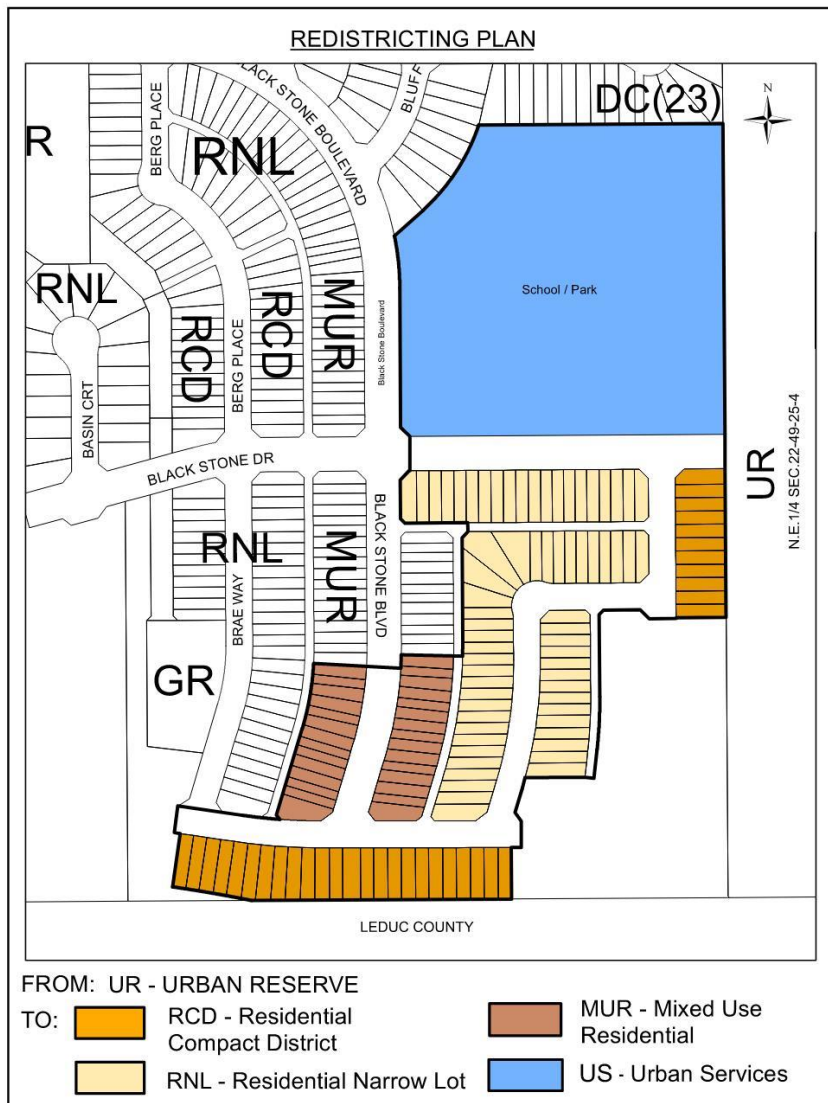


NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO LAND USE BYLAW

The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district, under the Land Use Bylaw, has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from what is existing under the Land Use Bylaw, the proposed amendment must be published to allow citizens an opportunity to clarify what is proposed, ask questions, or present objections or support at a required public hearing. Council will consider all comments before voting on whether to approve the amendment.

Bylaw No. 1218-2025

The purpose of proposed Bylaw No. 1218-2025 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of the E ½ of NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to the following:



RCD – Residential Compact District – Thirty-five (35) lots are being proposed for front drive zero lot line single detached housing.

RNL – Residential Narrow Lot – Sixty-six (66) lots are being proposed for rear lane zero lot line single detached housing.

MUR – Mixed-Use Residential – Twenty-nine (29) lots are being proposed for rear lane townhouses to provide a more compact urban form and a range of housing options in the neighbourhood.

US – Urban Services – A proposed 4.29 hectare school and park site will be located to the north of the subdivision area to provide areas for active and passive recreation, and to accommodate expected future student populations.

A copy of the proposed bylaws that will be presented to City Council may be inspected by the public between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. and 4:30 p.m. at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. A copy of the proposed bylaws may also be viewed on the City's website (www.leduc.ca/hearing-notices). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; 780-980-7124).

Public Hearing – April 28, 2025

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, April 28, 2025 at 5:30 p.m.** or as soon thereafter as may be convenient, in the Council Chambers at the Leduc Civic Centre, #1 Alexandra Park (46th Avenue and 48A Street), Leduc, Alberta. Anyone interested may be heard by Council prior to the proposed bylaw being considered for second reading.

Presentations/submissions: Anyone who wishes to speak to Council at the time of the public hearing or provide a written submission is asked to contact the City Clerk's Office (780-980-7156 or city_clerk@leduc.ca).